



IH-635 Managed Lanes Project

Comprehensive Development Agreement

Qualifications Statement (QS) Workshop

June 9, 2005

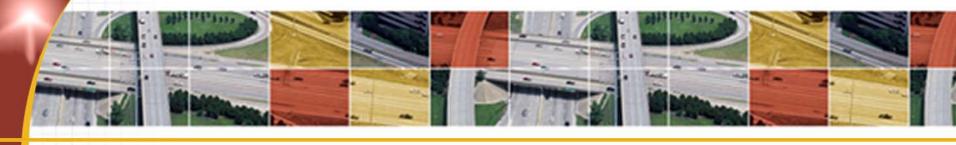
By

TxDOT - TTA Division / Dallas District

Agenda

- 1. Introduction
- 2. CDA Process Overview
- 3. IH-635 CDA Procurement Schedule
- 4. IH-635 Project Opportunity
- 5. IH-635 RFQ Exhibits & Forms
- 6. Questions







1. Introduction

Robert (Bob) M. Brown, TxDOT - Dallas





2. CDA Process Overview

Diana E. Vargas, TxDOT - TTA



CDA Process Overview

TxDOT will do what is in the best interest of the Citizens of Texas

12 +/- Steps in the Process

Purpose of the 12 +/- Steps

Best Value Selection of a CDA Developer



Basic Process:

- 1. TxDOT Issues Request for Qualifications (RFQ)
- 2. Proposers Submit Qualification Statements (QS)
- 3. TxDOT Shortlists Proposers
- 4. TxDOT Releases a draft Request for Detailed Proposals (RFDP)
- 5. Industry Review Including 1-on-1 Meetings
- 6. TxDOT Issues Final RFDP





Basic Process (Continued):

- 7. Proposers Submit Final Detailed Proposals
- 8. TxDOT Evaluates Detailed Proposals
- 9. TTA Director/Executive Director Recommend Selection
- 10. Texas Transportation Commission Selects Apparent Best Value Proposer
- 11. Negotiations
- 12. Award and Execution of CDA





3. IH-635 CDA Procurement Schedule

Diana E. Vargas, TxDOT - TTA



Procurement Schedule*

- Issue RFQ
- Hold QS Workshop
- QS Due
- Shortlist Proposers
- Industry Review
- Final RFDP
- Proposal Due Date
- Apparent BV Proposer Identified
- Award and Execution
- NTP

May 23, 2005

June 9, 2005

September 22, 2005

November 2005

Nov. - Feb. 2006

March 2006

July 2006

September 2006

October 2006

November 2006

^{*}Subject to Change at TxDOT's Discretion





4. IH-635 Project Opportunity

Robert (Bob) M. Brown, TxDOT - Dallas Matthew E. MacGregor, TxDOT - Dallas

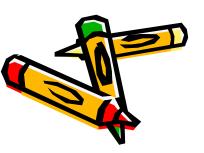
Project Opportunity

- Solicited CDA Proposal
- CDA Opportunity
 - Nature of Concession CDA
 - Due Diligence
 - Procurement Engineer (PcE)
- IH 635 Corridor Study (Exhibit B-1)
- IH 635 ABC Reference Schematic
- IH 635 Managed Lanes Project (Exhibit B-2)
 - Project Segments (A,B,C,D,E,F,G,H,I)



Nature of Concession CDA

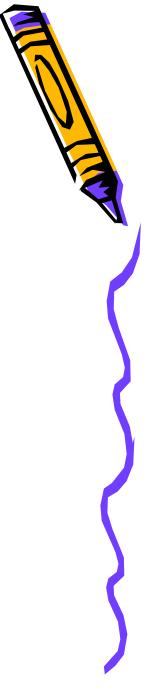
- Term
- Design and Construction
- O & M (Routine and Capital)
- Handback Requirements
- Toll Rates
- · Revenue Sharing/Concession Fees
- Project Financing
- · Lender Rights
- TxDOT Contribution (TxDOT & Other Public Agencies)
- Competing Facilities
- Triggers to Provide Additional Improvements



Due Diligence

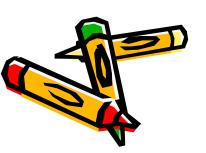
- USACE Section 404 Permit
- Geotechnical Investigations
 - Core Viewing at Storage Site
- · Subsurface Utility Engineering
- Right-of-Way Acquisitions
 - Purchase of Welch Staging Area
- Traffic and Revenue Studies
- Hydrologic and Hydraulic Studies





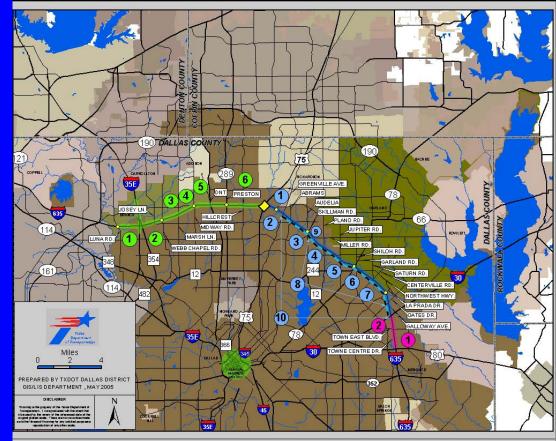
Procurement Engineer (PcE) 3 - Basic Functions / Roles

- Procurement of the CDA Team
- Prelim. Engr. / Early Design Tasks
- Project Oversight & Mgmt. of the CDA



IH 635 Corridor Study (Exhibit B-1)

- ☐ All sections of the corridor have **Environmental Approvals (FONSIs)** based on approved Schematics.
- ☐ Includes the DHF, Mesquite, East and West Sections.



WEST SECTION IH 35E TO US 75 CSJ 2374-07-046 WEST LEG OF IH 35E INTERCHANGE CSJ 2374-01-032 IH 35E INTER CHANGE

- CSJ 2374-01-068 TUNNEL & TRANSITION SECTIONS
- CSJ 2374-01-136 SURFACE WORK BETWEEN MIDWAY RD
- CSJ 2374-01-134 CONSTRUCT A RIGHT TURN LANE WE
- 6 CSJ 2374-01-130 EARLY FRONTAGE RD. PROJECT

EAST SECTION US 75 TO IH 30 CSJ 2374-01-137 GREENVILLE TO W. OF ABRAMS

- CSJ 2374-01-138 SKILLMAN TO W. OF PLANO RD
- 4 CSJ 2374-01-139 W. OF PLANO TO AT&SF R.R
- CS J 2374-02-106 AT ASE RIR TO FINE CENTERVILLE CSJ 2374-02-107 E. OF CENTERVILLE TO OATES DR
- CSJ 2374-02-053 IH 30 INTER CHANGE ortion With Mesquite (2)
- CSJ 2374-01-133 MILLER TO OATES RD. FRONTAGE ROADS INCLUDED IN ABOVE SECTIONS

OS LIGHA AS AND PERESTRIAN BRIDGE AD JACENT TO DART LRT CROSSING & A LOCAL ACCESS RD. BETWEEN

CSJ 2374-01-153 CONSTRUCT A BARRIER SEPARATED 10V LANE FROM GREENVILLE AVE. TO IH 30

MESQUITE SECTION IH 30 TO US 80

CSJI 2374-02-098 MESQUITE SECTION, RECONSTRUCT INTERCHANGE @ TOWN CENTER DR. REPLACE BRIDGES, ADD A MAIN LANE RAMP IMPROVMENTS, COMPLETE.

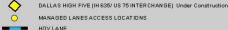
CSJ 2374-02-110 MESQUITE SECTION, RECONSTRUCT INTERCHANGE @ TOWN EAST BLVD. ADD A FRONTAGE ROAD S.R. FROM IH-30 IMPROVES.B. IH-30 RAMP CONNECTION

NOTE: CSJ LIMITS ARE APPROXIMATE



COLLIN HUNT ROCKWALL DALLAS KAUFMAN ELLIS

IH 635 (LBJ Freeway) Corridor



SECTIONS

FAST

MESOUITE

Exhibit B

Map

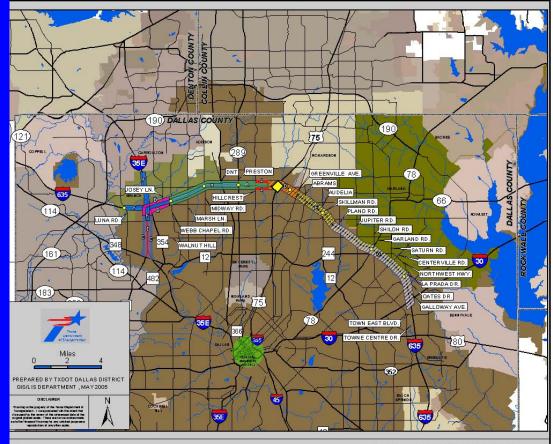
IH-635 ABC
Reference Schematic

- ☐ The ABC segments focus on implementing the Managed Lanes first.
- □ The limits of the ABC segments are from US 75 to IH-35E and south to the Loop 12 / IH-35E Split.
- □ Potential funding of \$420 Million has been identified from various public sources.



IH 635 Managed Lanes Project (Exhibit B-2)

- ☐ The initial project was for the ABC segments based on a Design-Build approach.
- ☐ The project opportunity may be extended to include the entire corridor.



- CSJ 2374-04-068 THINNEL AND TRANSITION SECTIONS. FROM END LIMITS OF DALLAS HIGH FIVE TO WEST OF WEBB CHAPEL INCLUDES PORTIONS OF FRONTAGE ROADS AND APPROPRIATE RAMP CONNECTIONS
- CSJ 2374-01-032 PART OF THE IH 35E INTERCHANGE DEVELOPMENT OF DIRECT CONNECTION RAMP FACILITIES FROM WEBB CHAPEL WEST AND SOUTH INCLUDING ELEVATED DIRECT CONNECTIONS. FOR NB, EB, WB, AND SB MOVEMENTS OF THE
- CSJ 0196-03-137 DEVELOPMENT OF THE ELEVATED DIRECT CONNECTION RAMPS SOUTH TO THE DODE 12 SPLIT INCLUDES THE ELEVATED DIRECT CONNECTIONS BETWEEN LOOP 12 & IH 35E. SERVES MANAGED LANES CONSTRUCTED IN "A"
- DEVELOPMENT OF THE MANAGED LANE INCLUDES THE SYSTEM COMPONENTS FOR THE MANAGED LANE TO FUNCTION WITHIN THE DALLAS HIGH FIVE PROJECT LIMITS.
- DEVELOPMENT OF THE MANAGED LANES INCLUDES THE FACILITIES TO EXTEND THE LANES FROM DALLAS HIGH FIVE: TO THE MANAGED LANE ACCESS; TO THE DART LRT STATION BETWEEN SKILLMAN & MILLER CSJ 2374-01-137 GREENVILLE TO W. OF ABRAMS
 - CSJ 2374-01-127 W. OF ABRAMS TO SKILLMAN

CSJ 2374-01-138 SKILL MAN TO W. OF PLANO RD

CSJ 2374-07-046 DEVELOPMENT OF THE REMAINDER OF THE IH 635/IH 35E INTERCHANGE FROM ROYAL LANE TO VALWOOD PARKWAY AND FROM WEBB CHAPEL RD.

- DEVELOPMENT OF THE REMAINING PROJECT FROM THE DART LRT STATION TO IH 30 IN MESQUITE CSJ 2374-01-139 W. OF PLANO TO AT&SF R.R.
 - CSJ 2374-02-106 AT &SF R.R TO E. OF CENTERVILLE
 - CSJ 2374-02-107 E. OF CENTER VILLE TO OATES DR
 - CSJ 2374-02-053 IH 30 INTER CHANGE
- CSJ 2374-01-136 SURFACE WORK FROM PRESTON RD. TO WEBB CHAPEL RD
- CSJ 0196-03-137 SURFACE WORK FOR IH 36E FROM ROYAL LANE TO THE IH 35EA OOP 12 SPLIT
- CSJ 2374-01-130 EARLY FRONTAGE RD. PROJECT FROM HILLCREST TO MERIT

OTE: CSJ LIMITS ARE APPROXIMATE



IH 635 Managed Lanes Project

DALLAS HIGH FIVE (IH 635/ US 75 INTER CHANGE) Under Construction

MANAGED LANES ACCESS LOCATIONS

Exhibit B

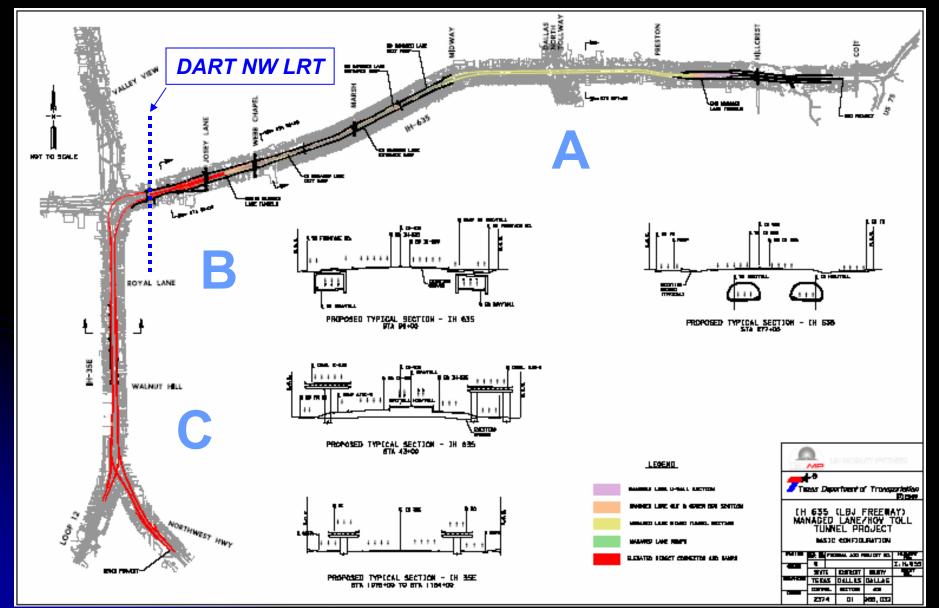
A, B, & C Segments



- Segment A (Webb Chapel Road to DHF)
 - IH 635 Managed Lanes (At-Grade and Subsurface)
 - Continuous Frontage Roads
- Segment B (IH 635/IH 35E Interchange)
 - NB-EB Direct Connector
 - WB-SB Direct Connector
 - DART NW Light Rail Line Ongoing Coordination
- Segment C (Loop 12 to IH 635)
 - IH 35E Elevated Direct Connector Ramps
 - Limited Frontage Roads

A, B, & C Segments





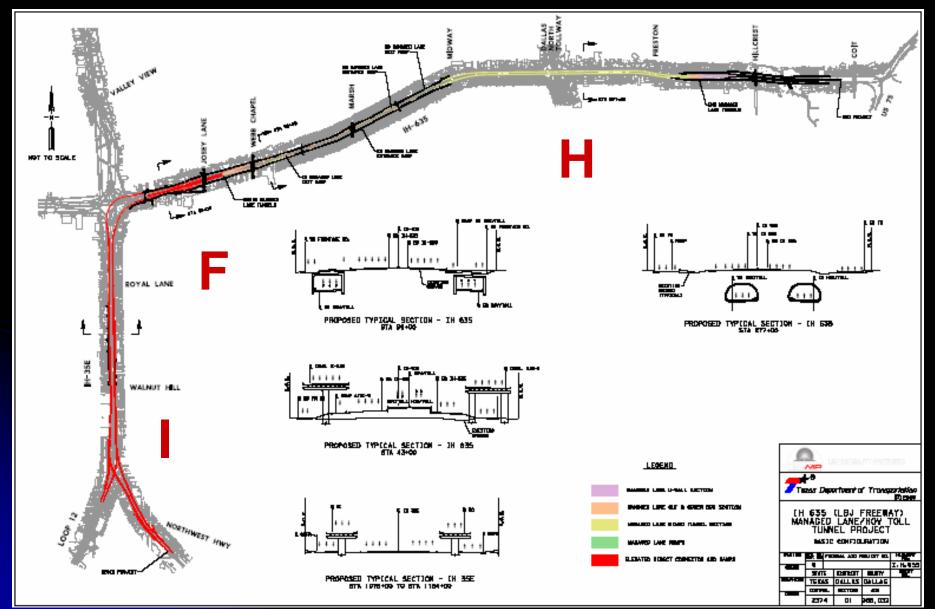
F, H, & I Segments



- Segment F (IH 635/IH 35E Interchange)
 - Remaining Interchange
 - Main Lanes, Direct Connectors, Frontage Roads
 - IH 635 (Luna Road to Webb Chapel Road)
 - IH 35E (Crown Road to Valwood Parkway)
- Segment H (Webb Chapel Road to DHF)
 - Remaining IH 635 Corridor
 - Main Lanes and Frontage Roads
- Segment I (Loop 12 and IH 635)
 - Remaining IH 35E Corridor
 - Main Lanes, Frontage Roads, Managed Lanes

F, H, & I Segments





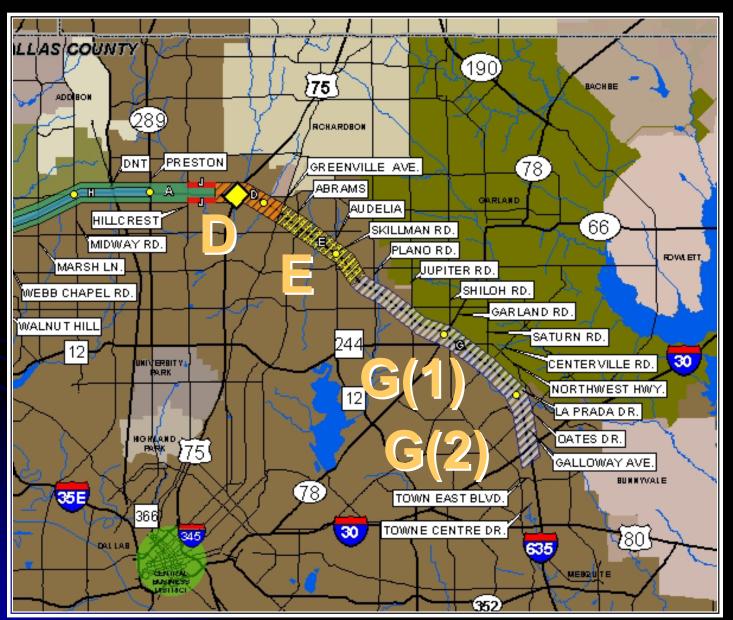
D, E, & G Segments

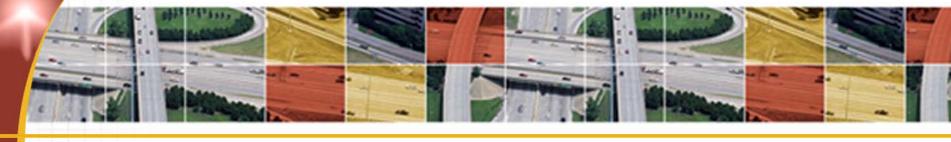


- Segment D (DHF Interchange)
 - Managed Lane Components
- Segment E (DHF to Miller Road)
 - IH 635 Corridor 5 GP/2-2ML/5 GP Approved
 - Main Lanes, Managed Lanes, Frontage Roads
- Segment G (Miller Road to IH 30)
 - IH 635 Corridor G(1) 5 GP/2R ML/5 GP Approved
 - IH 635 Corridor G(1) 4 GP/2-2 ML/4 GP Evaluating
 - IH 635/IH 30 Interchange G(2)
 - Main Lanes, Managed Lanes, Frontage Roads

D, E, & G Segments







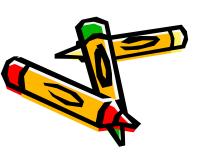


5. RFQ Exhibits & Form D

Matthew E. MacGregor, TxDOT - Dallas

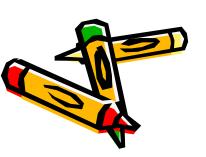
IH-635 RFQ Exhibits & Form D

- Exhibit A List of Project Documents
- Exhibit B Project Maps (B1 and B2)
- Exhibit C Constraints Chart
- Exhibit D Existing TxDOT Projects
- · Form D Conceptual Cost Estimate



CD Index (Exhibit A)

- Disk 1 General/Public Information
- Disk 2 Studies and Reports
- Disk 3 Environmental Documentation
- Disk 4 Schematics (Disk 1 of 3)
- Disk 5 Schematics (Disk 2 of 3)
- Disk 6 Schematics (Disk 3 of 3)
- Disk 7 Geotechnical Information (Disk 1 of 2)
- Disk 8 Geotechnical Information (Disk 2 of 2)



Constraints Chart (Exhibit C)

- Managed Lanes
- Right-of-Way
- Maintenance of Traffic
- Constructability
- Access Locations
- Managed Lane Functionality
- Future DART Tunnel
- Design Criteria
- Aesthetic Objectives
- Relative Elevation of Improvements
- · Ultimate IH 635 Facility Median Width

The objective of this Exhibit is to compare the constraints adhered to in the development of the current reference schematic found in Exhibit A to a potential set of more flexible constraints in which the Developer may prepare a more cost effective solution.



Existing TxDOT Projects (Exhibit D)

- S
- West Early Frontage Roads (West 6 & Segment J)
- East Early Frontage Roads (East 8)
- Montfort Road Right Turn Lane (West 5)
- East Interim HOV Lanes (East 10)
- · Pedestrian Bridge and Local Access Road (East 9)
- Mesquite Section Phase 2



See Exhibit B - Project Maps B1 & B2 - For Reference

Conceptual Cost Estimate (Form D)

H-635 Managed Lane's Project - Conceptual Cost Estimate (2005 \$\$) \$ millions Form D

Project Segments DE FGI-II to be Delivered by 2025										
Project Segments ABC to be Delivered by 2013 De scription	Segment A	Segment D	Segment 0	Segment 0	Segment E	Segment F	Segment G	Segment H	Stephen at 1	Total Cost
- Design	\$0	90	\$0	\$0	\$0	50	50	\$0	\$0	\$0.0
- Right OF Way	\$0	\$0	\$0	\$0	\$10	3 0	30	30	\$0	\$0.0
- Util Bed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
- Wollstein										
a. Roadway/Removal/Escariation	\$0	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0.0
b. Drainage	\$0	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0.0
c. Stdges/Structure/Walls	\$0	\$0	\$0	\$10	\$10	\$0	\$0	\$0	\$0	\$0.0
d. Tunnels & Tunnel Systems	\$0	\$0	\$0	\$0	\$10	20	20	\$0	\$0	\$0.0
e. System Wide Coreposents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
f. Maintenance of Traffic	\$0	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0.0
Subtivial (4a. To 44)	\$0	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0.0
- Operations & Maintenance- Turnel (Annual)	\$0	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0.0
- Operations & Maintenance- Rossbyay & Bridge (Annual)	\$0	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0.0
- Operations & Maintens sce- Toll Systems (Annual)	\$0	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0.0
Subtotal (5 to 7)	\$0	\$0	\$0	\$0	\$10	žo.	\$0	#O	\$0	\$0.0
- Capital Haintenance (Annualized)	\$0	\$0	\$9	\$0	\$10	\$0	\$0	\$0	\$0	\$0.0
- Program Costs	\$0	\$0	\$0	\$10	\$10	\$0	\$0	\$0	\$0	\$0.0
egment Total (1 to 1)	\$0	\$0	\$0	\$10	\$10	20	#0	#0	\$0	\$10
a Broay Totals			\$0.0						\$0.0	\$0.0



^{5 -} Operations & Maletenesce - Turnet: includes routine operations & maintenance activity for tuntel structure, systems, physical maintenance of support facilities/buildings).

^{6 -} Operations & Maintenance - Readings & Orldge: Includes routine operations & maintenance activity for surface and subsurface readings components, IT.S.,

J - Operations & Majotenesce - Toli Systems: Includes sout ne operations & maintenance activity for Toli Systems components.

⁹⁻ Capital Maintenance Costs for all segment components, including Rosslevey, Structural, Systems, Facilities and related components requiring capital maintenance.

⁹⁻Program Costs: - Includes all other costs not accounted for in Sersu 1-9 required to deliver the project segments.





6. Questions

Diana E. Vargas, TxDOT - TTA Robert (Bob) M. Brown, TxDOT - Dallas Matthew MacGregor, TxDOT - Dallas



Questions

- About the CDA Process?
- About the Project Opportunity?
- About the CDA Procurement Schedule?
- About anything else?



Sign-in-sheet

 Those who have signed in will be provided a copy before they leave the meeting.

This same listing will be posted on the internet.





Conclusion of Meeting

Those wishing to obtain copies of the Exhibit A - CDs may do so at this time.